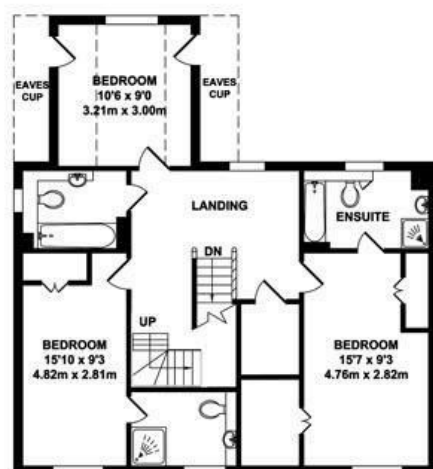
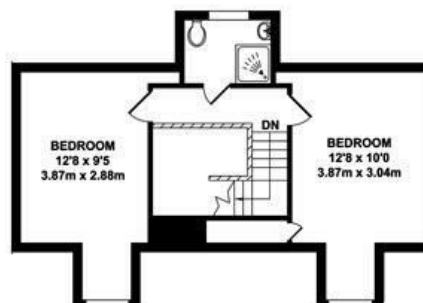


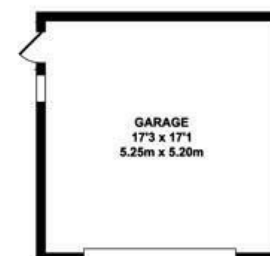
GROUND FLOOR
APPROX. FLOOR AREA
826 SQ.FT.
(76.72 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
766 SQ.FT.
(71.15 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
437 SQ.FT.
(40.64 SQ.M.)



GARAGE
APPROX. FLOOR AREA
279 SQ.FT.
(25.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 2308 SQ.FT. (214.41 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01732 522 822
info@khp.me



Alton Avenue
Kings Hill ME19 4ES
Asking Price £825,000

Tenure: Freehold

Council tax band: G



Kings Hill Properties are delighted to bring to the market this 5 double bedroom detached home. Built by Charles Church, this attractive home provides just over 2300 sq ft and is situated in a highly sought-after location that is a short walk to Liberty Square shops and amenities, Kings Hill School and Golf Club.

Internally the property is well-presented and comprises an entrance hall, a study and dining room. There is a generous size lounge with double doors leading out onto the rear garden and the kitchen/breakfast room offers a bright and airy space. Further benefits include a utility and downstairs cloakroom.

To the first floor are 3 bedrooms (2 of which are en-suite) and a family bathroom. The second floor boasts 2 further bedrooms and a shower room.

Externally the property benefits from a South facing walled rear garden, which has both a grassed and patio area. Further features include a double garage with electric doors and driveway.

Call now to arrange your viewing.

- Detached House (2300sqft)
- Sought after location
- 5 Double Bedrooms
- 4 Bathrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Study
- South Facing Walled Garden
- Double Garage (Electric Doors) & Driveway
- Walking Distance to Liberty Square Amenities & Kings Hill School

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, concept village situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Freehold
Built in 2000 by Charles Church
Kings Hill Management Charge - £444pa
Council tax band G
EPC Rating D

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

